



# Seaside Residence For Katajanokka

Master's Degree in Architecture  
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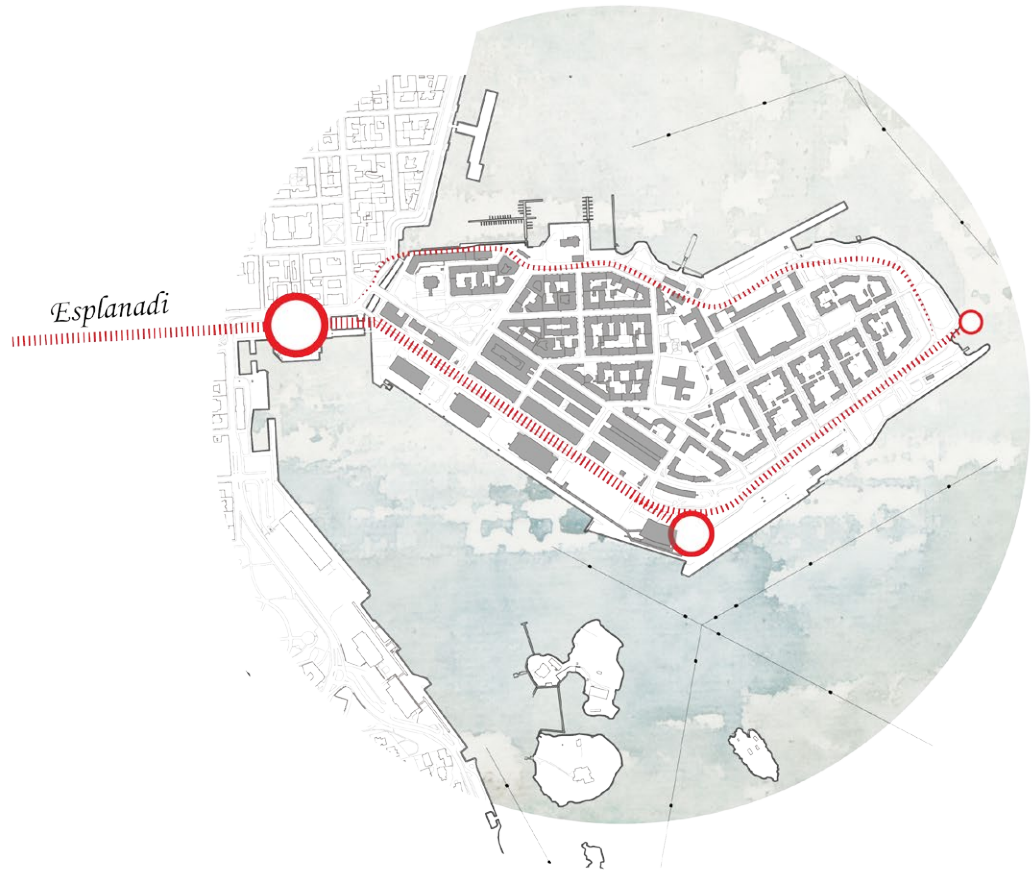
This work represents my intention to think through the residential design agenda and focus on contemporary seaside residence. The project proposes a place- and time-specific design of a new housing area with a response to the nowadays urban lifestyle.

Living in the city by the sea is a statement guiding the project. The aim of the design is to illustrate the possibility to expand the city. The design approach of the project is to ensure a variety and relevance of the apartment solutions, establish a neighborhood and support the urban lifestyle. Specific yet neutral shared and public spaces as a continuation of the living space, emphasizing and taking in use the picturesque location of the site.

Since the development of the Katajanokka shore line is going towards lively public cityscape and the location of the site is right next to the city center, I propose a living environment supplied with attractive shared spaces. The area is targeted for residents who wish to live in the heart of the capital and apply for convenient services as well as spaces for free time and creativity. Nevertheless, the location of the site is somehow on the periphery, that makes me consider the family oriented tenants as well and adapt the design for a hasteless living. The focus is on the middle-sized studios with an excellent orientation and thoughtful layout. The other apartment solutions vary from spacious family apartments to extra-efficient serviced micro accommodations which can be considered as a second home or as a short-term primary residence.

## Area Arrangement Strategy

Boulevard takes a loop  
Boulevard starting from Esplanadi, running along the shore of South Harbour tight Katajanokka to the city center. It continues in a new area, strengthened by nodes on the tips of shoreline.



Harbour tomorrow  
Concentrating harbor logistics on the western shore of peninsula is a way to allow an area big enough to place new residential area. A solution to arrange logistic in levels so that parking is set underground, terminal and office is elevated building allows traffic flow in harbor orderly.

Living by the sea  
Area marked for a housing development stretches along the eastern shore of Katajanokka and a slight land infill and change of the shoreline is possible.



Chilling by the sea  
Pleasant but rather dull at the moment spot on the tip of the peninsula can be activated by improving the recreation area and replacing current service ferry dock with new public functions or giving it a new definition as a public transport node.





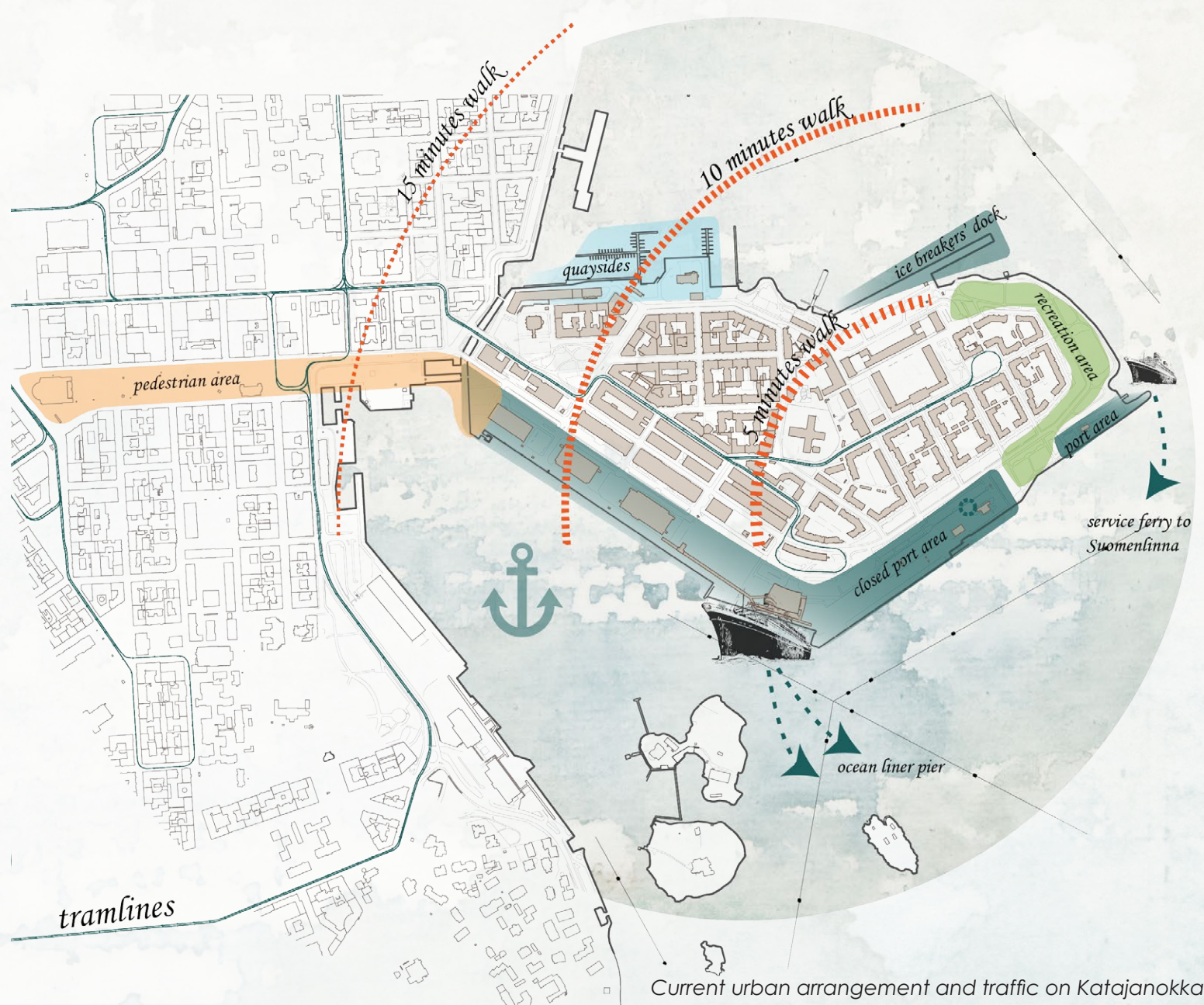
## The City

This urban design solution is aimed to respectfully treat the current urban structure, resonate the ambience of the seafront and harbor, create pleasant environment around new residence.

As the future of South Harbor seems to be more mixed-used, public-oriented and vibrant, I consider a role of the boulevard along the shore to be more vital and functional, so it continues all the way through harbor to the new residential area and recreation space and make a loop back. The public services are located on the ground floor of the housing block making the environment more pedestrian friendly. Existing football field and park on the eastern shore I complement with a wellness center for sport and healthcare.

Important is to consider the exciting housing area and handle the design in a way that keep the sea views for current residents, therefore keep the value of those apartments, and that explains the distantly detached blocks. The grid drawn for the red brick housing finds its continuation in my proposal as well, and the height of the new blocks are moderate in order not to completely change the city facade but instead nicely frame it.

The drawback of windy weather and harbor noise leads me to a solution of creating enclosed blocks, but with an opening towards the south to let the sun into the courtyard. The interior street waves through the blocks, stitching the site together. To take into use the exceptional location of the site, I arrange the area to give the pleasant experience of the sea. Promenades and public buildings between the blocks belong to the city, while the blocks' courtyards continue into a semi-private terraces. The green roof tops provide the opportunity to enjoy the marine panorama.



## The Neighborhood

Proximity of Katajanokka to the city center and approaching change in the South Harbor towards more public-oriented cityscape attracts people with dynamic lifestyle and certain requirements to living environment.

One out of three blocks, the front block is a link between the new residential area and the rest of the city. Therefore, I give it a more public character by placing the commercial free-time and leisure spaces on the ground floor. Helsinki is growing and the sector of knowledge and creative workers expands. That is why those spaces need to be flexible. There is a co-working environment, place for meeting or just spending time by your own with a cup of coffee and view towards the South Harbor. Still it is a place for education, so the mediateque is a suitable concept – contemporary citizens value time and knowledge. Along the street, I design commercial and office or studio places so that they are easily accessible and make the street a bit livelier.

To make the area more efficient I schematically draw public building along the shoreline. Those can be occupied by, for example, a daycare center, education center, healthcare and wellness facility. The current service ferry harbor on a very eastern tip of peninsula can be extended and rearranged into a new sort of traffic unit, since one of the perspective for city development includes the ferry connection from Katajanokka to Krunuvuorenranta.



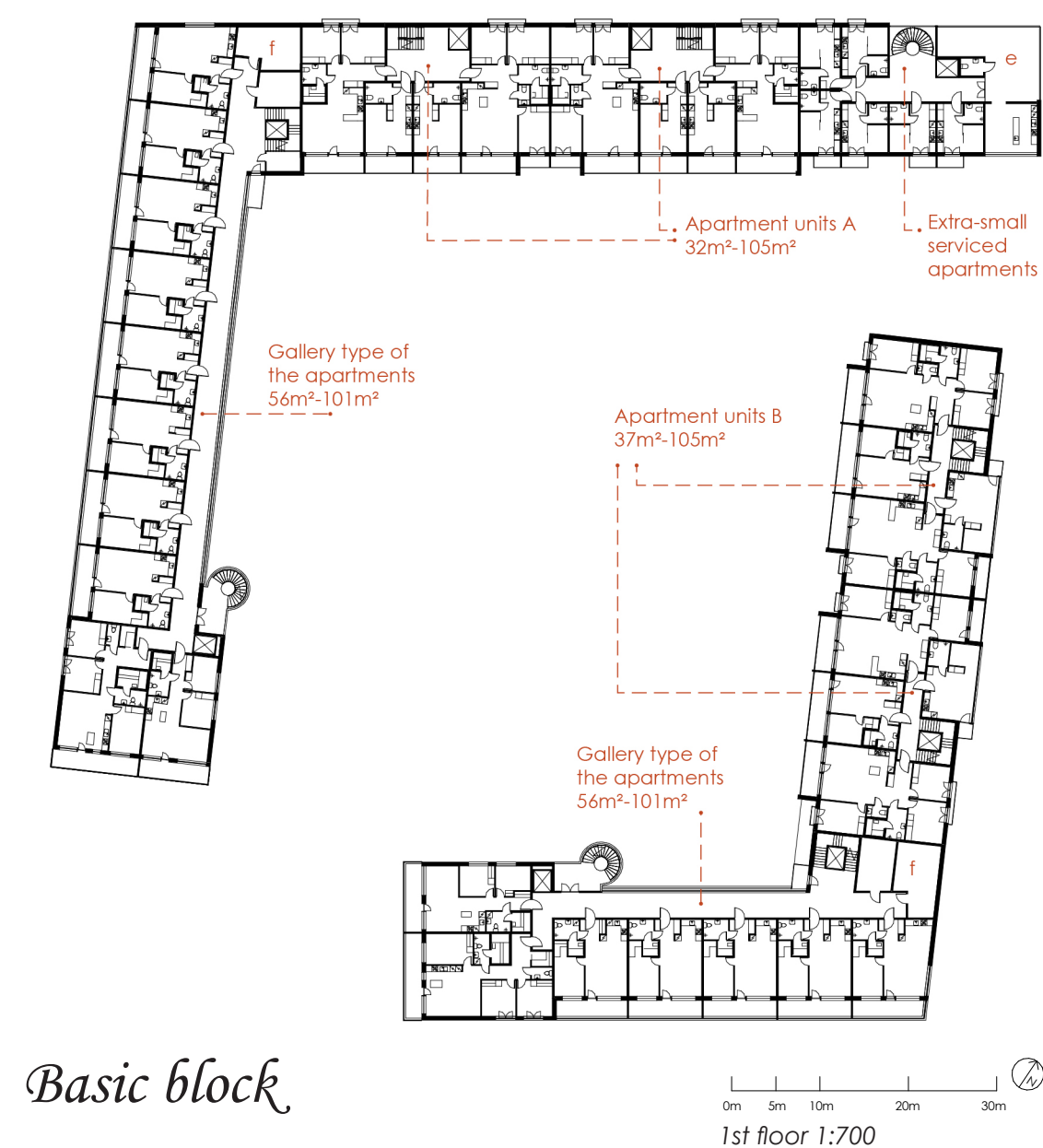
### Front block

#### COURTYARD ELEMENTS

1. Seaside terrace
2. Playgrounds and equipment for kids
3. Recreation spaces with seats and greenery

#### FACILITY LEGEND

- a. Commercial/office space
  - b. Lobby (office unit)
  - c. Cleaning room/laundry
  - d. Shared sauna
  - e. Storage
  - f. Bin chamber
  - g. Outdoor maintenance storage
- OPEN-USE SPACES
- CW - co-working, meeting spaces
  - OW - open-working spaces
  - CA - cafe
  - MT - mediateque



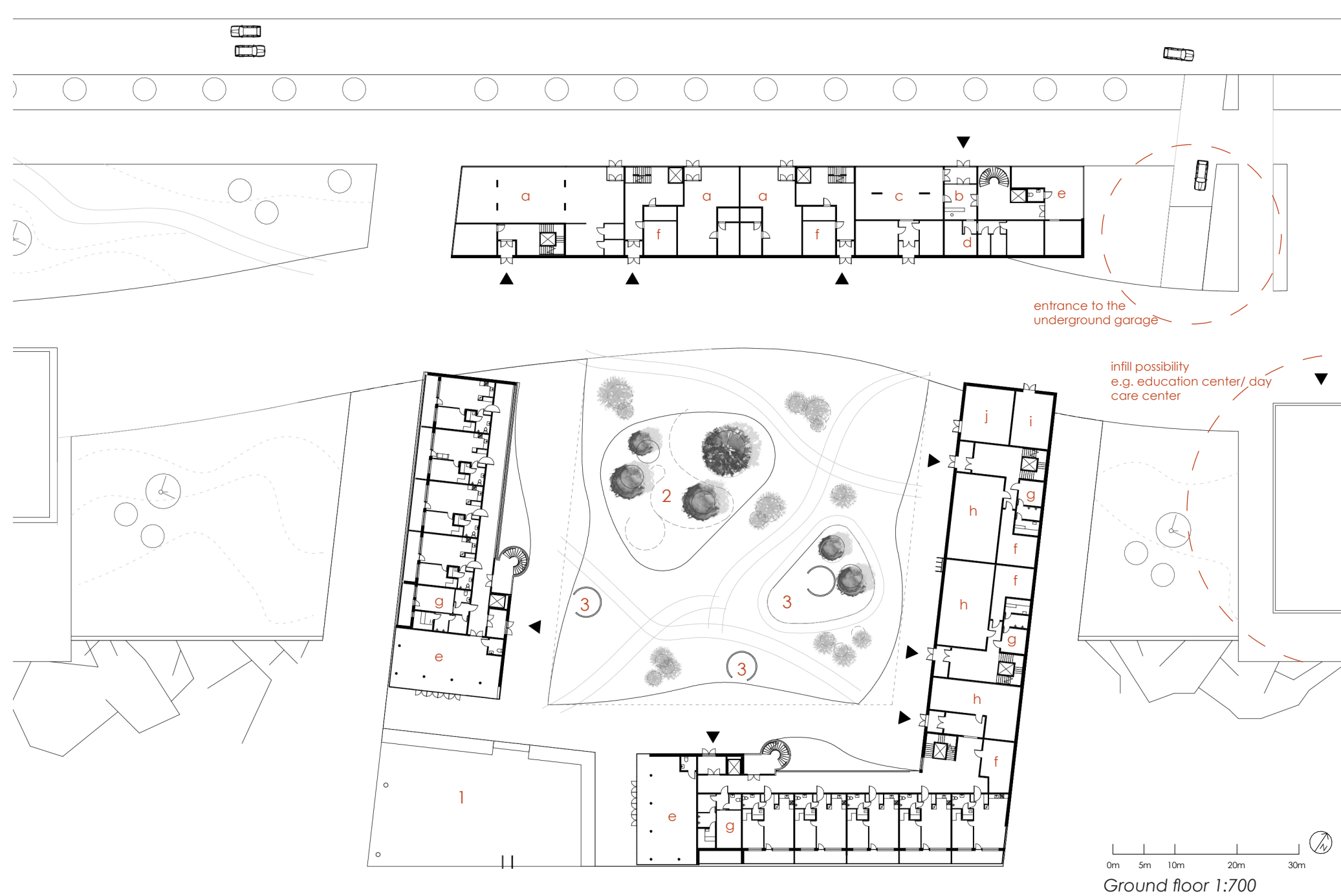
### Basic block

#### COURTYARD ELEMENTS

1. Seaside terrace
2. Playgrounds and equipment for kids
3. Recreation spaces with seats and greenery

#### FACILITY LEGEND

- a. Commercial/office space
- b. Lobby (serviced apartments)
- c. Cafe (serviced apartments)
- d. Service facilities (serviced apartments)
- e. Common rooms
- f. Cleaning room/laundry
- g. Shared sauna
- h. Storage
- i. Bin chamber
- j. Outdoor maintenance storage



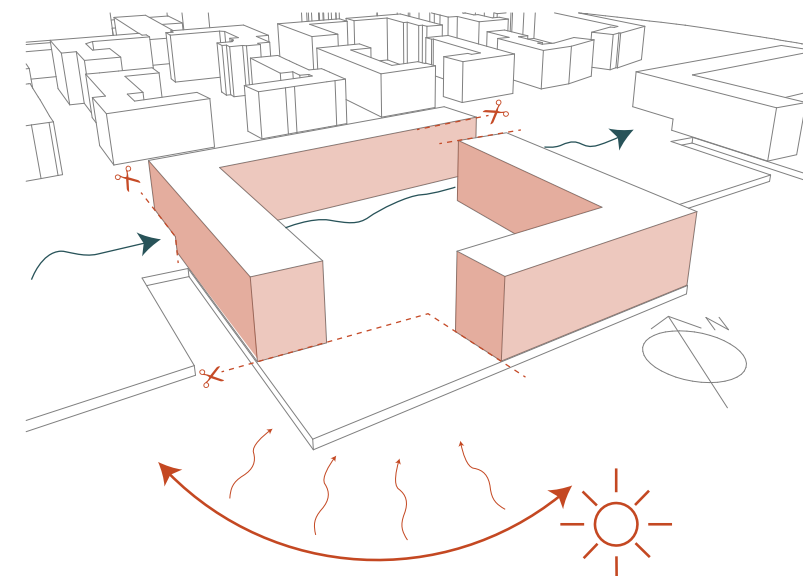




### Block shape logic

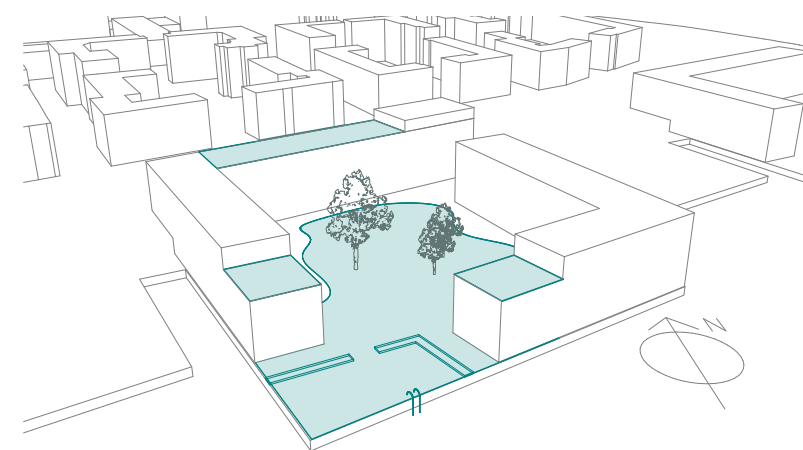
#### Reasonable geometry

The block is shaped so to allow the comfortable micro-climate inside of the courtyard and pleasant orientation according to the sun. The boulevard flows through the blocks.



#### Quality of shared spaces

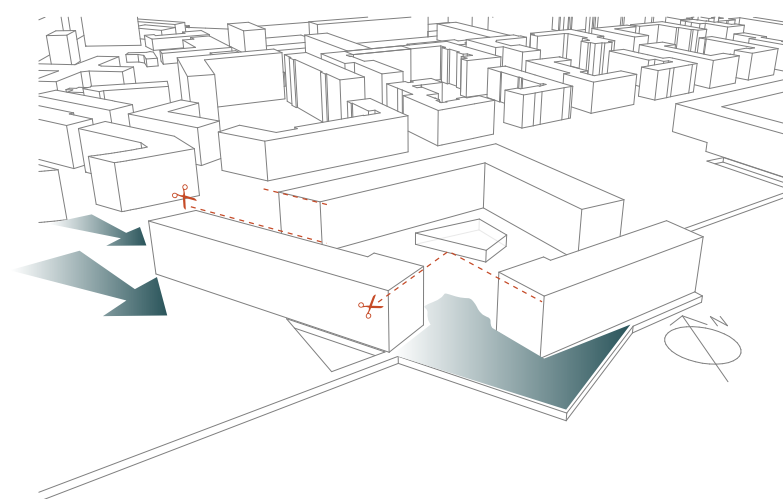
Common rooms and seaside terrace take a beneficial position so the residents can enjoy the view and experience the sea. Green rooftops as well provide possibilities for recreation.



### Front block features

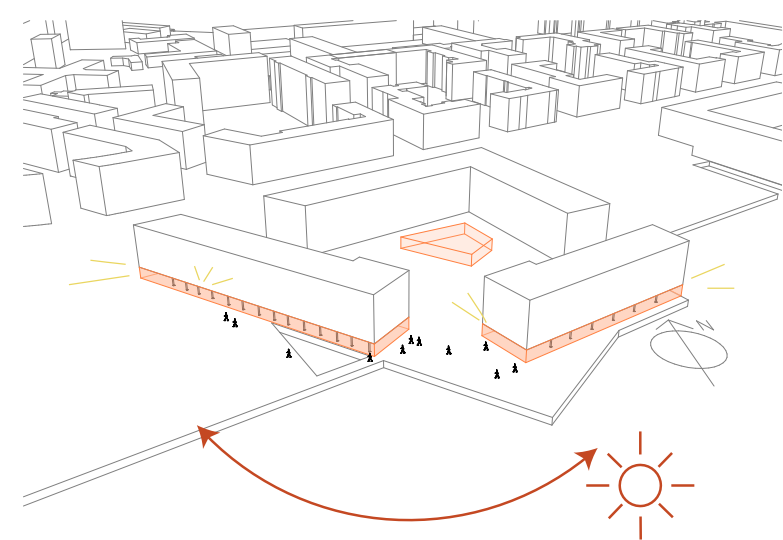
#### City oriented

The geometry of the block is open towards the city and directs towards the seaside terrace. The block has a bit more public character.



#### Open use spaces

The ground floor is flexible and transparent. The open use spaces include working places as well as cafe, mediateque and library. Together make a convenient place for distant working and meetings with an excellent orientation and marine view.



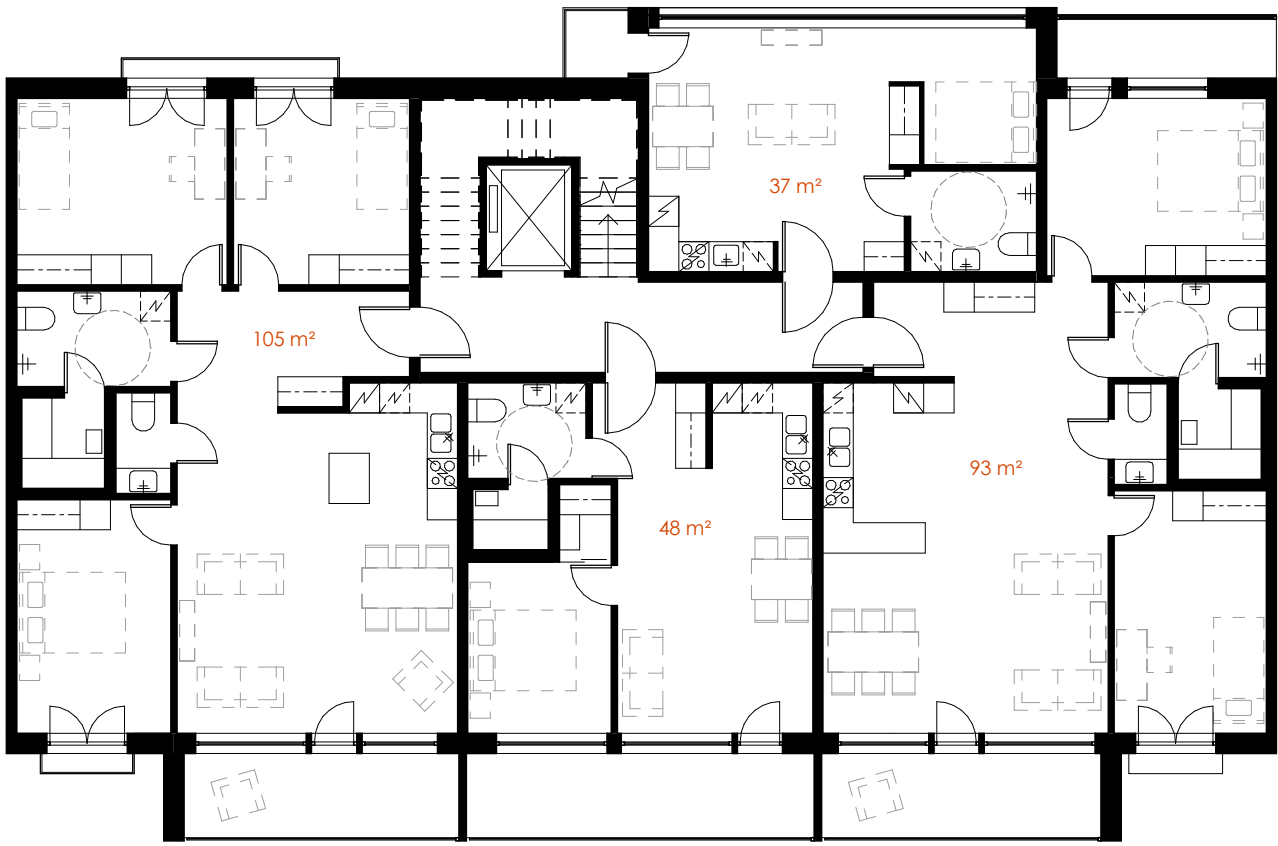
Basic block, south facade. 1:400



Basic block, north facade. 1:400



Apartment unit A

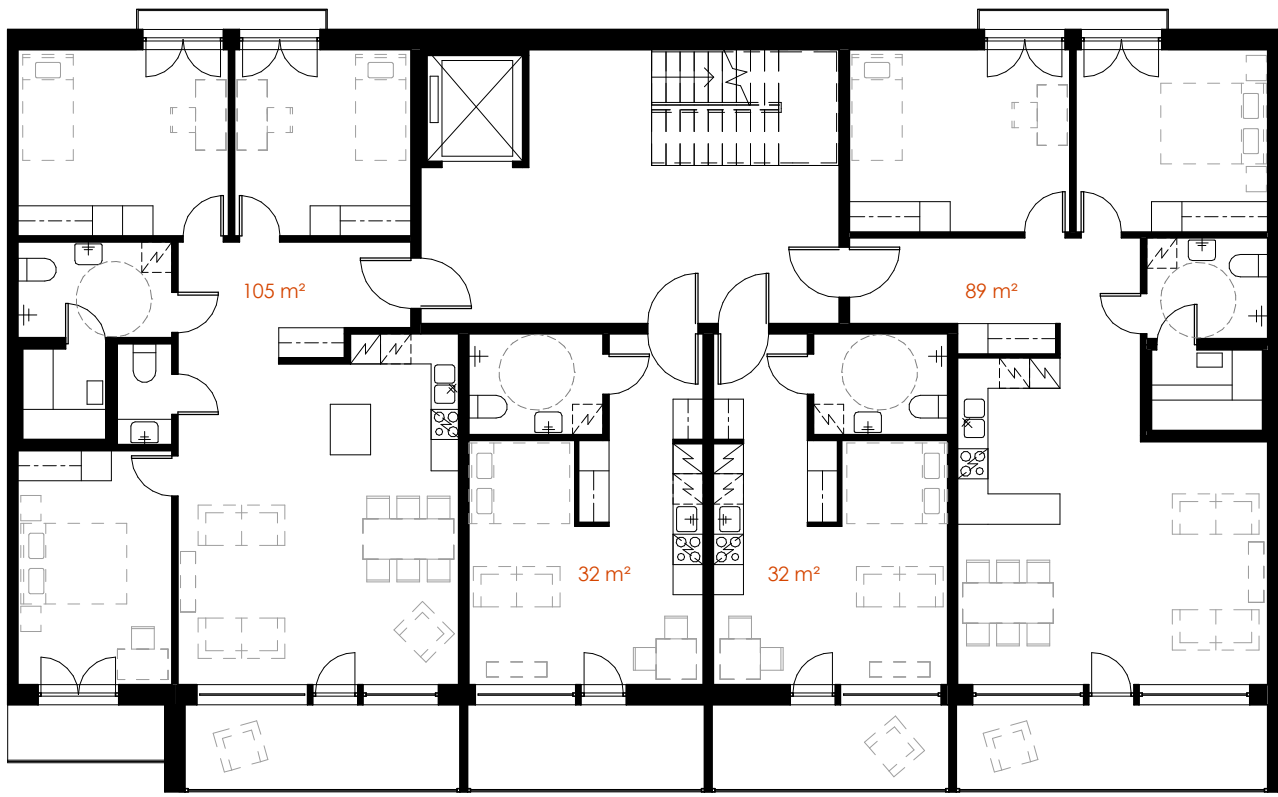


105 m<sup>2</sup>  
89 m<sup>2</sup>  
32 m<sup>2</sup>

4 room apartment  
3 room apartment  
1 room apartment (studio)

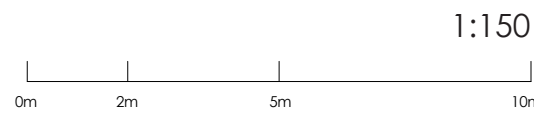


Apartment unit B



105 m<sup>2</sup>  
93 m<sup>2</sup>  
48 m<sup>2</sup>  
37 m<sup>2</sup>

4 room apartment  
3 room apartment  
2 room apartment  
1 room apartment (studio)

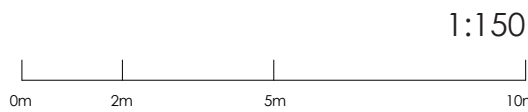


Apartments in the gallery units

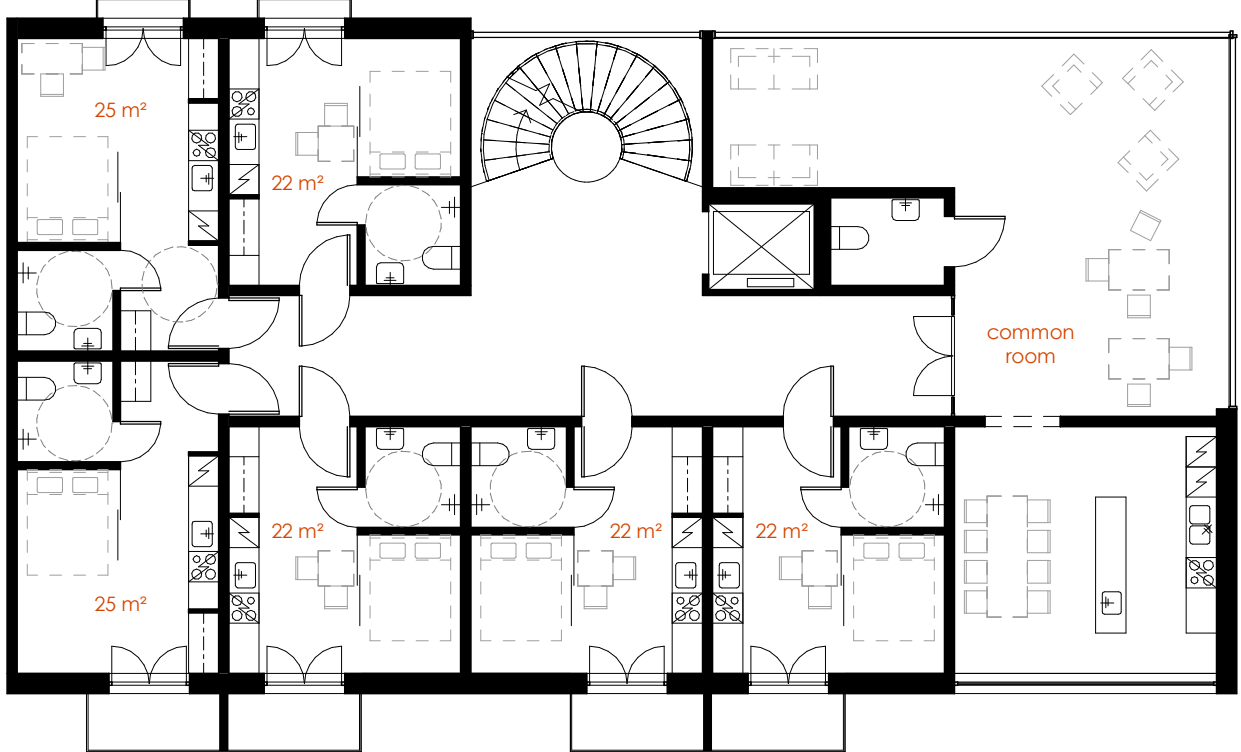


101 m<sup>2</sup>  
69 m<sup>2</sup>  
56 m<sup>2</sup>

4 room apartment  
3 room apartment  
2 room apartment

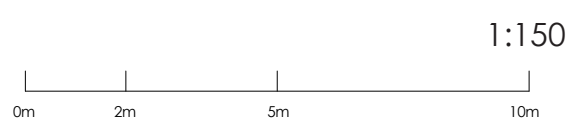


Extra-small serviced apartments



22- 25 m<sup>2</sup>

1 room apartment (studio)



## The Home

I expect that, while living in the city by the sea, one applies for reasonable sized yet comfortable apartment with pleasant orientation and views. Therefore, that is what I define as a focus of my apartment solution. One of the most important thing in the design is to make sure that apartments are accessible or can be rearranged as such. Also, I pay attention to the arrangement of the shared-use spaces, supporting facilities since they as well contribute to the comfort of living.

Following the trend of residential development in Helsinki, I make an accent on medium-sized one-bedroom apartments. Taking the advantage of pleasant south and west orientation, uniform apartments are placed in gallery scheme. Each of those homes have a spacious terrace towards the sea. In each of the gallery units I include a shared living room with sauna and access straight to the seaside terrace. Such spaces can be used for community events, celebrations, as well as rentable spaces for tenants' own use. Storages and some supporting facilities are on each floor of the galleries.

Single room apartments are also designed in units along with bigger up to three-bedroom apartments. Those apartment units take street and eastern sides of residential blocks with most of living room towards the sea. For these apartments, my intention is to ensure efficiency while keeping them comfortable and functional. Supporting facilities are on the ground or underground floors. Blocks along the street have direct access to the underground parking.

Somehow experimental are the extra-small apartments in a form of serviced co-housing. I would like to include them in the project so to emphasize the dynamic life flow in the center of capital city. Such apartments are design for singles, who are likely to use it as a second home or for rent. For the service facilities, I draw spaces on street level, for the tenants' use there are common living room on each floor and a roof terrace.



Fragment of the courtyard facade, fragment of gallery interior

## Facade solutions

My aim with the facades solution and material choice is to reflect the atmosphere created by existing urban layer and surrounding landscape. Solid materials, such as stone and brick are common on the site. In this project, I look for warm shades of granite facade to bring the static and reliable sense, a bit of a fortress-like appearance. Complemented by the expansive glass surfaces drawn in a marine coloring and with different levels of transparency, facades altogether keep the warm-cold balance. Opaque glass for French balconies I propose in a red color, by that refer to brick buildings right next to the area. Walls behind the translucent facades, in corridors, shared rooms leave the space for imagination – could be clad in any material, unless it is fire-resistant. For instance, tiles, graphic or exotic patterns gives an eclectic look, which is quiet organic in Katajanokka artistic ambiance and also relevant to harbor as it reminds of traveling and faraway countries.